

CITY OF WILLMAR

**PLANNING COMMISSION MEETING
6:30 P.M. ON WEDNESDAY, OCTOBER 6TH, 2021
CONFERENCE ROOM #1
CITY OFFICE BUILDING**

Chair: Jonathan Marchand
Vice Chair: Jeff Kimpling
Members: Khalif Bashir, Stephanie Carlson, Steven Dresler, Cletus Frank, Terry Sieck, Justice Walker

AGENDA

1. Meeting Called to Order
2. Minutes of September 15, 2021 meeting
3. Changes or Additions to Agenda
4. 6:30 p.m. AEHN LLC Minor Subdivision Application
5. 6:50 p.m. Bautista House Move Plan Review
6. 7:10 p.m. Willmar Poultry Expansion Project Overview
7. Miscellany
8. Adjourn

SUBJECT TO FINAL APPROVAL FROM PLANNING COMMISSION

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, SEPTEMBER 15, 2021**

MINUTES

1. The Willmar Planning Commission met on Wednesday, September 15, 2021, at 6:30 p.m. at the Willmar City Offices Conference Room #1.

**** Members Present:** Johnathan Marchand, Justice Walker, Jeff Kimpling, Cletus Frank, Khalif Ahmed Bashir, Steven Dresler, and Terry Sieck, Stephanie Carlson

**** Members Absent:**

**** Others Present:** Kayode Adiatu – Planner, Willard Huyck – Main Street Coordinator, Sarah Swedburg – EDC, Jim Bach – Marcus Construction, Bill Parker – Leafline Labs, Jared Voge – Bolton & Menk, Josh Johnson – Bollig Inc.

2. **MINUTES:** Minutes of the September 1, 2021 meeting were approved as presented. Motioned by Commissioner Kimpling, seconded by Commissioner Carlson.
3. **RDC National, Inc. Rezone G to I-1 – File 21-03:** Ms. Swedburg presented an application from Matthew Runke of Bonnema Runke Stern Inc on behalf of RDC National Inc. to rezone the following property from G (Government/Institution) to I-1 (Limited Industry): Beginning at the NW corner of Block 2 Willmar Industrial Park Fourth Addition; thence south 916.02 ft; thence west 300.50 ft; thence north 916.02 ft; thence east 300.50 to point of beginning.

The requested zoning would allow for the construction of a large distribution center with a Land Use Plan Review. On August 16, 2021, City Council adopted a resolution supporting this application to rezone this unplatted 6.3-acre site west of the City's Industrial Park Fourth Addition.

Staff recommended that the Commission approve the rezone and forward the item to City Council for Ordinance introduction and adoption.

Chairman Marchand opened the matter for public hearing and discussion.

Commissioner Dresler asked whether the project would affect a nearby creek.

Mr. Johnson of Bollig Inc. explained the procedure for assessing that impact within the permitting process. Ms. Swedburg emphasized that will not be any development in the area

in question for the time being.

Chairman Marchand asked for a motion on the rezone.

Commissioner Carlson motioned to approve the rezone. Commissioner Frank seconded. The rezone was approved 7-0 and forwarded to City Council for Ordinance introduction and adoption.

4. **RDC National, Inc. Major Subdivision File 21-04:** Ms. Swedburg presented an application filed by Matthew Runke of Bonnema Runke Stern Inc on behalf of RDC National Inc for a major subdivision at the property legally described as: Blocks 2 and 3, Willmar Industrial Park Fourth Addition, also part of 32nd St SW (to be vacated), and part of the Southeast ¼ of Section 17, Township 119, Range 35 described as follows: Beginning at the Northwest corner of Block 2, Willmar Industrial Park Fourth Addition; thence South 916.02 feet; thence West 300.50 feet; thence North 916.02 feet; thence East 300.50 feet to point of beginning.

The location in question is the site of a proposed logistics facility.

Ms. Swedburg reviewed comments from the Fire Department, Police Department Willmar Municipal Utilities, Kandiyohi County Engineering and City Engineering.

Staff recommended that the Commission approve the preliminary and final plat with the following conditions and forward action onto the City Council for review and approval:

- A. Park Dedication or Cash in Lieu shall be paid or dedicated prior to recording of final plat, as formalized in a Development Agreement between the City of Willmar and RDC National, Inc.
- B. All comments from the Fire Marshall, Police Chief, Willmar Municipal Utilities (WMU) and Kandiyohi County Engineer shall be met, adhered to or amendments approved by City Staff, and additional information supplied as requested prior to issuance of building permits.
- C. All other land use, land sale, and associated agreements or authorizations for RDC National Inc's proposed logistics facility development shall be approved by Planning Commission and/or City Council, as applicable.
- D. Developer shall successfully close on its purchase of real property from the City and record the quit claim deed evidencing such conveyance with the Kandiyohi County Recorder.
- E. The final plat shall be submitted to City Staff and approved prior to recording.

Chairman Marchand opened the item to public hearing and discussion.

Commissioner Frank inquired as to the status of the development agreement.

Ms. Swedburg explained that the document was being reviewed and that it was tentatively scheduled to be brought before City Council in October.

Chairman Marchand, Commissioner Carlson and Commissioner Frank raised questions about city and public access points at the site.

Ms. Swedburg detailed the plans and requirements for establishing city access points and public utilities in the area.

Commissioner Frank suggested that Condition B be edited to require adherence to comments from the Willmar City Engineer.

Commissioner Frank suggested adding a condition requiring the approval of the development agreement by City Council and city staff.

Chairman Marchand asked for a motion on the major subdivision.

Commissioner Frank motioned to approve the major subdivision. Commissioner Walker seconded. The preliminary and final plat were approved 7-0 with the following conditions and forwarded to City Council for review and approval:

- A. Park Dedication or Cash in Lieu shall be paid or dedicated prior to recording of final plat, as formalized in a Development Agreement between the City of Willmar and RDC National, Inc.
- B. All comments from the Fire Marshall, Police Chief, Willmar Municipal Utilities (WMU), City of Willmar Engineering and Kandiyohi County Engineer shall be met, adhered to or amendments approved by City Staff, and additional information supplied as requested prior to issuance of building permits.
- C. All other land use, land sale, and associated agreements or authorizations for RDC National Inc's proposed logistics facility development shall be approved by Planning Commission and/or City Council, as applicable.
- D. Developer shall successfully close on its purchase of real property from the City and record the quit claim deed evidencing such conveyance with the Kandiyohi County Recorder.
- E. The final plat shall be submitted to City Staff and approved prior to recording.
- F. Approval of the development agreement by City Council and City Staff.

5. **Leafline Labs Drive Through Window Plan Review – File 21-07:** Mr. Huyck presented a plan review application filed by Marcus Construction on behalf of Leafline Labs for the construction of a drive through window at the property legally described as follows: Lot 0 Block 0. PT NW1/4 NW1/4 COM AT SW COR OF SAIDNW1/4, TH N 1785', TH E 33' TO PT OF BEG, TH CONT E 201', TH S 135', TH W 201', TH N 135' TO PT OF BEG.

The location is an existing medical cannabis dispensary.

Staff recommended that the commission approve the plan review with the following condition:

- A. The use shall meet all applicable local, state, and federal rules and regulations at all times.

Chairman Marchand opened the item for discussion.

Commissioner Walker asked about the facility's capacity for stacked parking and the expected impact on traffic.

Mr. Parker of Leafline Labs noted that traffic in the parking lot is generally low and that he didn't expect the drive-through window to create any traffic or parking issues.

Commissioner Frank asked whether the property's driveway was wide enough for the expected traffic.

Mr. Bach of Marcus Construction confirmed that it was.

Commissioner Carlson expressed appreciation for the fact that this feature will make the location more accessible to people with low mobility.

Chairman Marchand asked for a motion on the plan review.

Commissioner Dresler recused himself from the vote.

Commissioner Carlson motioned to approve the plan review. Commissioner Walker seconded.

Chairman Marchand read the findings of fact.

The plan review was approved 6-0 with the following condition:

- A. The use shall meet all applicable local, state, and federal rules and regulations at all times.

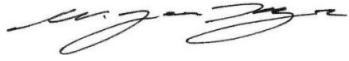
6. Miscellany:

Mr. Huyck introduced himself to the Commission.

Mr. Adiatu expressed excitement to have returned from leave.

There being no further business to come before the Commission, the meeting adjourned at 7:12 p.m.

Best Regards,

A handwritten signature in black ink, appearing to read 'Willard Huyck', with a stylized, cursive script.

Willard Huyck
Main Street Coordinator

PLANNING COMMISSION – SEPTEMBER 15, 2021
STAFF COMMENTS

1. RDC NATIONAL INC REZONE G TO I-1 – FILE NO 21-03

- The applicant is Matthew Runke of Bonnema Runke Stern Inc on behalf of RDC National Inc
- Being requested is a map amendment rezoning of G (Government/Institution) to I-1 (Limited Industry) on property described as: Beginning at the NW corner of Block 2 Willmar Industrial Park 4th Add; thence south 916.02 ft; thence west 300.50 ft; thence north 916.02 ft; thence east 300.50 to point of beginning.
- The property is owned by the City and is currently undeveloped, old airport property.
- On August 16, 2021, City Council adopted a resolution supporting this application to rezone this unplatted 6.3-acre site west of the City's Industrial Park 4th Addition.
- The requested zoning would allow for the construction of a large distribution center with a Land Use Plan Review.
- Accompanying this rezoning are Major Subdivision, Vacation of Easements, and Plan Review applications for the Planning Commission and City Council's review.
- The properties to the East in the Willmar Industrial Park 4th Addition are zoned I-1 (Limited Industry) and properties to the West are zoned G (Government/Institution)
- This rezone is consistent with the intent for this area to be an Industrial Park.
- A purchase agreement between the City of Willmar and RDC National Inc was approved on August 16, 2021, and an ordinance to authorize the sale of land was adopted by City Council on September 7, 2021 following the Planning Commission's review on August 4, 2021. A plan review was approved by the Planning Commission on September 1, 2021, along with recommendation for approval of the vacation of easements. The City Council has set a public hearing for final review of the vacation of easements for September 20, 2021.

RECOMMENDATION: Approve the rezone and forward it onto the City Council for Ordinance introduction and adoption.

2. RDC NATIONAL INC. MAJOR SUBDIVISION – FILE NO 21-04

- The applicant is Matthew Runke of Bonnema Runke Stern Inc on behalf of RDC National Inc
- The applicant is requesting a major subdivision of Industrial Park property, legally described as: Blocks 2 and 3, Willmar Industrial Park 4th Addition, also part of 32nd St SW (to be vacated), and part of the Southeast ¼ of Section 17, Township 119, Range 35 described as follows: Beginning at the Northwest corner of Block 2, Willmar Industrial Park 4th Addition; thence South 916.02 feet; thence West 300.50 feet; thence North 916.02 feet; thence East 300.50 feet to point of beginning.

- The property is owned by the City of Willmar.
- A purchase agreement between the City of Willmar and RDC National Inc was approved on August 16, 2021, and an ordinance to authorize the sale of land was adopted by City Council on September 7, 2021 following the Planning Commission's review on August 4, 2021. A plan review was approved by the Planning Commission on September 1, 2021, along with recommendation for approval of the vacation of easements. The City Council has set a public hearing for final review of the vacation of easements for September 20, 2021.
- The property is zoned G (Government/Institution) and I-1 (Limited Industry). A rezoning application has been submitted, requesting all property to be zoned I-1.
- The proposed use (Logistics Facility) is allowed in an I-1 zone with a Plan Review.
- The subdivision meets the requirements of a Major Subdivision
- All lot size and width standards are met
- No park dedication fees were paid on previous plats. These fees will be included in a development agreement that is currently being drafted by the City Attorney.
- Comments from the Fire Marshall, Police Chief, Willmar Municipal Utilities (WMU) and Kandiyohi County Engineer were submitted as follows:

Fire Chief/Fire Marshall: Depending on the size of the building, additional fire hydrants may be necessary along with access roads around the building

Police Chief: No objections from the Willmar PD view. Dependent on type of business (number of employee vehicles, number of business vehicles, time of operation, etc.) there may be a need for different traffic control devices leading onto CR 5. From this, it would appear that both Trott Ave SW and Willmar Ave SW would be access points.

WMU: Reviewed the preliminary Plat and do not see any problems from the electric and water side of things. The only thing that comes to mind is that we just wanted to mention that I understand that the cost of the water and electric that needs to be vacated on 32nd St SW will be on the developer.

Kandiyohi County Engineer:

1. Access approaches into the site need to be 230' (minimum) west of Co. Rd 5 for both Willmar Ave. and Trott Ave.
2. Access – No access points into the site will be allowed between Willmar Ave. and Trott Ave. along Co. Rd. 5.
3. Has there been a Traffic Impact Study done and if so, I would like to have a copy?
4. Radii on both Willmar Ave. and Trott Ave. at Co. Rd 5 need to be checked against the design vehicle and adjusted accordingly.
5. Signal improvements, if warranted, would be the responsibility of the developer and only allowed at the Willmar Ave. Intersection with Co. Rd. 5. If installed they would be City owned/operated.
6. Public Improvements - Would recommend developer pay to extend street and utilities to the west end of the plat (especially the Trott Ave. extension).
7. TH 40 is currently listed in the 2029 MnDOT STIP for improvements.

8. In lieu of participating with any public improvements associated with the development, the county would consider adding this section of roadway into our 5-year plan for an overlay.
9. Storm Sewer outfall – the public storm water appears to be draining through the site via a private easement. Suggest adding wording to allow this section to be accessed by the City.

City Engineer:

1. The Preliminary Plat shall include the site legal description. In addition, a legal description for the property outside of the Industrial Park 4th Addition shall be provided.
2. A surveyor certification shall be included on the Preliminary Plat.
3. The plat preparation date shall be clearly noted.
4. The names and addresses of the property owner, subdivider, and designer of the plat should be included on the Preliminary Plat.
5. The Preliminary Plat shall include a full boundary line survey with dimensions to government monuments.
6. The location and size of all streets and utilities, along with applicable elevation information shall be shown on the plat.
7. Right of Way shall be extended along Trott Avenue SW and Willmar Avenue SW to the western plat boundary.
8. Adjacent street widths shall be shown on the Preliminary Plat.
9. Construction, stormwater management, grading, paving, and utility plans shall be submitted for review by the City of Willmar prior to final plat approval.
10. The applicant shall obtain all necessary permits for the development.
11. All drainage and utility easements shall be public.
12. Trott Avenue SW and Willmar Avenue SW street surfaces and utilities shall be extended to the western plat boundary.
13. Traffic data/analysis shall be provided for the proposed development.
14. All Kandiyohi County comments shall be addressed.
15. The applicant shall enter into a development agreement with the City of Willmar.
16. All proposed stormwater ponds shall be contained within easements.

RECOMMENDATION: Approve the preliminary and final plat with the following conditions and forward action onto the City Council for review and approval:

- A. Park Dedication or Cash in Lieu shall be paid or dedicated prior to recording of final plat, as formalized in a Development Agreement between the City of Willmar and RDC National, Inc.
- B. All comments from the Fire Marshall, Police Chief, Willmar Municipal Utilities (WMU) and Kandiyohi County Engineer shall be met, adhered to or amendments approved by City Staff, and additional information supplied as requested prior to issuance of building permits.
- C. All other land use, land sale, and associated agreements or authorizations for RDC National Inc's proposed logistics facility development shall be

- approved by Planning Commission and/or City Council, as applicable.
- D. Developer shall successfully close on its purchase of real property from the City and record the quit claim deed evidencing such conveyance with the Kandiyohi County Recorder.
 - E. The final plat shall be submitted to City Staff and approved prior to recording.

3. LEAFLINE LABS DRIVE-THROUGH PLAN REVIEW – FILE NO 21-07

- The applicant is Marcus Construction, on behalf of Leafline Labs of Willmar, MN.
- The applicant is requesting a plan review to allow a drive through window at an existing medical marijuana provider development on the property described as follows: Lot 0 Block 0. PT NW1/4 NW1/4 COM AT SW COR OF SAIDNW1/4, TH N 1785', TH E 33' TO PT OF BEG, TH CONT E 201', TH S 135', TH W 201', TH N 135' TO PT OF BEG
- The property is zoned GB (General Business).
- The window will be located on the north side of the building. Users will be routed around the building in a counterclockwise direction, starting at the northwest corner of the property.
- The project will also include a new concrete pad and new sidewalk and parking lot paving.
- All setback, lot size, and width standards are met.
- This project does not affect the property's parking availability. 17 parking spaces are required and 18 parking spaces are provided, 2 of which are reserved for handicap parking.

RECOMMENDATION: Approve plan review with the following conditions:

- A. The use shall meet all applicable local, state, and federal rules and regulations at all times.

PLANNING COMMISSION – OCTOBER 6, 2021

STAFF COMMENTS

1. SUITE LIV'N MINOR SUBDIVISION – FILE NO 21-05

- The applicant is Joshua Stern of Bonnema Runke & Stern on behalf of AEHN, LLC.
- The applicant is seeking to subdivide a previously consolidated parcel on property legally described as: S 370' of the W½ of the NE¼ of the NW¼ of Sect 9 of TWP 119, Range 35, except the E 220'.
- The property in question is an undeveloped piece of land within an existing apartment development. The property is accessible by a parking lot leading to 24th Street NW.
- The parcels are zoned R-4.
- All setback standards are met.
- All lots meet the minimum density and lot size under medium-density multi-family residential district standards.

Department Head Comments

- Fire:
 - We will need additional fire hydrants and proper fire department access roads around the building.
- Engineering:
 - Recommend approval contingent on the following comments:
 - The Preliminary Plat shall include the site legal description.
 - A surveyor certification shall be included on the Preliminary Plat.
 - The Preliminary Plat shall include a full boundary line survey with dimensions to government monuments.
 - Adjacent right of way widths shall be shown on the Preliminary Plat. One dimension appears to have been omitted.
 - Access to the proposed Lot 2 Block 1 shall be identified on the Preliminary Plat along with a separate access agreement. Lot 2 Block 1 is land locked with no frontage to a public right of way.

RECOMMENDATION: Approve the preliminary plat with the following conditions:

- A. All Fire Chief/Marshall and Engineering/Public Works comments shall be met, adhered to, and additional information supplied as requested.

2. AIDA BAUTISTA HOUSE MOVE PLAN REVIEW – FILE NO 21-08

- The applicant is Marcus Building Movers on behalf Aida Bautista
- The applicant is requesting a plan review for a house move onto property legally described as follows: Lot 0 Block 1 WOLTJER ADDITION LOTS 2, 3 & 4.
- The applicant is requesting a house move from 879 State Hwy 55 Brooten, MN to the property located at 817 Lakeland Drive NE Willmar, MN.
- A two-car attached garage will also be moved to the proposed location.
- The house is currently located outside the City limits, and the proposed location is a vacant lot.
- The property is zoned R-2 (One- and Two-Family Residential).
- The property will be accessed via Lakeland Drive NE, and there will be a concrete

driveway.

- The home will fit in with the area, and above-grade elevations will be consistent with nearby houses.
- The Planning Commission can assign a performance bond or other security to ensure that the exterior improvements are completed and done in a timely fashion.
- Applicant has yet to determine the house move date.

RECOMMENDATION: Approve the plan review for the house move with the following condition:

- A. The main floor elevations above finished grade shall be consistent with those of nearby houses.
- B. The curb cut shall be not more than 24' wide.
- C. The deadline for completing all exterior work i.e. house exterior, driveway, sidewalk, landscaping, etc. shall be four (4) months after the house is moved.
- D. A performance bond or certified check of \$3,000 shall be submitted to the City (prior to issuance of house move and building permit) as security to ensure completion of the exterior work.
- E. The applicant shall contact the MUC, WPD, MNDOT and City Public Works before the house move.
- F. The use shall meet all applicable local, state, and federal laws and regulations at all times.

3. Overview of Willmar Poultry Expansion

- The applicant is Shawn Peltier of Willmar Poultry Innovations LLC
- The property is located in the City of Willmar, 2700 75th St. SW
- Willmar Poultry Innovations LLC desires to expand their facility to the West and North of their existing property described as:
THAT PART OF THE E1/2 OF SE1/4 DESC AS FLWS: COMM AT SE COR OF SD SEC. TH N 959.5 FT TO PT OF BEG OF TRACT HEREIN DESC, TH W 506', TH N 527', TH E 506' TO E LINE OF SD SEC, TH S 527' TO PT OF BEG.
- Willmar Poultry has agreed to a purchase agreement – subject to City Council approval, Monday, October 4, 2021.
- The City Council on October 4, 2021, approved resolutions in support of Willmar Poultry's minor subdivision and the rezoning of the additional 4.1 acres at the West and North of their existing site from G (Government) to AG (Agriculture).

File #: 21-05

City of Willmar
Subdivision Application

Applicant: Joshua Stern Gabe Olson Address: 2566 Hwy 71 NE, Willmar
 Phone Number: 320-231-2844 Email: Joshs@BRSSurveys.com
 Owner: AEHN, LLC Address: 60148 CSAH 28, Litchfield, MN
 Surveyor: Joshua Stern Address: 2566 Hwy 71 NE
 Applicant's Property Interest: Split open land from Existing Apartment Buildings
 Parcel #(s): 95-909-0120
 Legal Description: S 370' of the W 1/2 of the NE 1/4 of the NW 1/4 except the E 220'

Zoning District: Current R-4 Proposed _____
 Name of Proposed Plat: Suite liv'N Addition Number of Lots Proposed: 2
 Applicant's Signature: [Signature] Gabe Olson Date: 8-17-2021

Subdivision Type:	<u>Minor</u>	Consolidated Major	Major	<i>Office Use Only</i>
Fee: \$ <u>200</u>	to City of Willmar <input type="checkbox"/>	Date Received: <u>9-15-2021</u>		
Zoning Administrator: <u>[Signature]</u>				

DECISION OF THE CITY OF WILLMAR PLANNING COMMISSION

This _____ day of _____, 20____ the City of Willmar Planning Commission recommends
 to the City Council that the preliminary plat be _____

Signed: _____

Chairperson

Secretary/Clerk

City Council action on Preliminary Plat:

Approved / Disapproved

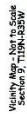
Planning Commission action on Final Plat:

Approved / Disapproved

City Council action on Final Plat:

Approved / Disapproved

Preliminary Plat of:



This drawing prepared by:

Professional Land Surveyors
4555 Hwy 77 NE - Suite 1
Boulder, CO 80509

4555 Hwy 77 NE - Suite 1
Billings, MT 59202
Office (406) 231-2844
Fax (406) 231-2847

Office (320) 231-2844
Fax (320) 231-2847

1987 1986 1985 1984 1983 1982 1981 1980 1979 1978 1977 1976 1975 1974 1973 1972 1971 1970 1969 1968 1967 1966 1965 1964 1963 1962 1961 1960 1959 1958 1957 1956 1955 1954 1953 1952 1951 1950 1949 1948 1947 1946 1945 1944 1943 1942 1941 1940 1939 1938 1937 1936 1935 1934 1933 1932 1931 1930 1929 1928 1927 1926 1925 1924 1923 1922 1921 1920 1919 1918 1917 1916 1915 1914 1913 1912 1911 1910 1909 1908 1907 1906 1905 1904 1903 1902 1901 1900	1987 1986 1985 1984 1983 1982 1981 1980 1979 1978 1977 1976 1975 1974 1973 1972 1971 1970 1969 1968 1967 1966 1965 1964 1963 1962 1961 1960 1959 1958 1957 1956 1955 1954 1953 1952 1951 1950 1949 1948 1947 1946 1945 1944 1943 1942 1941 1940 1939 1938 1937 1936 1935 1934 1933 1932 1931 1930 1929 1928 1927 1926 1925 1924 1923 1922 1921 1920 1919 1918 1917 1916 1915 1914 1913 1912 1911 1910 1909 1908 1907 1906 1905 1904 1903 1902 1901 1900
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Author:	David Wilson - AEPSE,
Edited:	06-20-2024
Version:	3.72

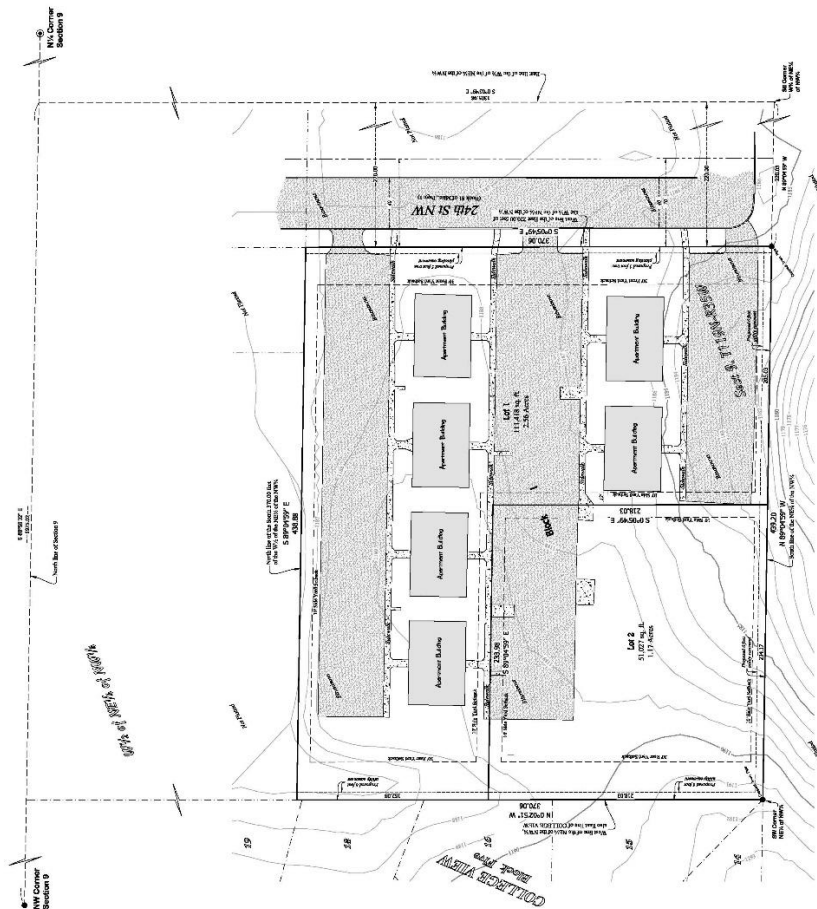
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LEGEND

- Found Iron Movement from Former Survey
- Bonanza Runa Stein Inc. joined a 1/2 in Road with a 46160-46171. 1895 original Plans Cap
- Cast Iron Movement
- Approximate Right of Way Line

The Orientation of the bearing system is assumed. The North line of Section 9 is assumed to bear S 88°50'32" E







BUILDING MOVE APPLICATION

Prior to structure move, plans must be submitted and approved through Planning Commission

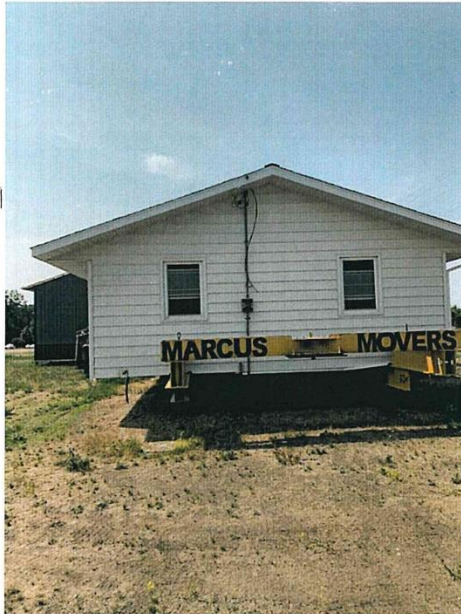
Property Owner	
Name	Aida Bauhista
Address	817 Lakeland Drive NE Willmar, MN 56201
Phone Number	956-647-7113 or 956-239-9302

Moving Contractor	
Name	Marcus Building Movers
Address	13900 120th Ave. SW. Raymond, MN. 56382
Phone Number	320-241-3375

Building Move Information	
Address moving building "from"	879 State Hwy 55 Brainerd, MN. 56316
Address moving building "to"	817 Lakeland Drive NE Willmar, MN 56201
Size of Building	
Width/Length/Load Height	24 width / 58 Length / 18ft load Height
Date/Time of Move	
Route (provide map)	Security Deposit Amount:

Mover/Owner must contact each of the following:	
	Approved (name printed) Estimated Cost
Municipal Utilities 235-4422	
Willmar Police Department (Chief) 214-6700	
MnDOT 320-231-5195	
Public Works Director 320-214-5169	
City Zoning Administrator 320-214-5184	





817 Lakeland Drive NE
Willmar, MN. 56201

Attn: Jason

Resolution No. _____

**A RESOLUTION SUPPORTING WILLMAR POULTRY MINOR SUBDIVISION
APPLICATION AND INIATING CITY REVIEW PROCEDURES**

Motion By: _____ Second By: _____

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota is in support of the City initiated application for a Minor Subdivision to replat the property legally defined as:

That part of the East Half of the Southeast Quarter of Section 23, Township 119 North, Range 36 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, described as follows:

- Commencing at the southeast corner of said Section 23;
- thence on an assumed bearing of North 0 degrees 33 minutes 11 seconds East, along the east line of said Section 23, a distance of 959.50;
- thence on a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 506.00 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 150.00 feet;
- thence on a bearing of North 0 degrees 33 minutes 11 seconds East a distance of 677.00 feet;
- thence on a bearing of South 89 degrees 26 minutes 49 seconds East a distance of 656.00 feet to the east line of said Section 23;
- thence on a bearing of South 0 degrees 33 minutes 11 seconds West, along the east line of said Section 23, a distance of 150.00 feet;
- thence on a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 506.00 feet;
- thence on a bearing of South 0 degrees 33 minutes 11 seconds West a distance 527.00 feet to the point of beginning.

BE IT FURTHER RESOLVED that the City Council hereby initiates the City's review procedures with respect to the above-referenced City initiated minor subdivision and submits the same to the Planning Commission to conduct a public hearing and act thereon pursuant to City Code, Sec. 14-106.

Dated this 4th day of October, 2021

Mayor

Attest:

City Clerk

Resolution No.

**A RESOLUTION SUPPORTING WILLMAR POULTRY'S APPLICATION TO REZONE
UNPLATTED PROPERTY FROM G/I TO AG AND INITIATING CITY REVIEW
PROCEDURES**

Motion By: _____ Second By: _____

BE IT RESOLVED by the City Council of the City of Willmar, a Municipal Corporation of the State of Minnesota, is in support of the application initiated by City staff to rezone from G/I to AG 4.1 acres of unplatted property legally defined as

That part of the East Half of the Southeast Quarter of Section 23, Township 119 North, Range 36 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, described as follows:

- Commencing at the southeast corner of said Section 23;
- thence on an assumed bearing of North 0 degrees 33 minutes 11 seconds East, along the east line of said Section 23, a distance of 959.50;
- thence on a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 506.00 feet to the point of beginning of the land to be described;
- thence continuing on a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 150.00 feet;
- thence on a bearing of North 0 degrees 33 minutes 11 seconds East a distance of 677.00 feet;
- thence on a bearing of South 89 degrees 26 minutes 49 seconds East a distance of 656.00 feet to the east line of said Section 23;
- thence on a bearing of South 0 degrees 33 minutes 11 seconds West, along the east line of said Section 23, a distance of 150.00 feet;
- thence on a bearing of North 89 degrees 26 minutes 49 seconds West a distance of 506.00 feet;
- thence on a bearing of South 0 degrees 33 minutes 11 seconds West a distance 527.00 feet to the point of beginning.

BE IT FURTHER RESOLVED that the City Council hereby initiates the City's review procedures with respect to the above-referenced rezoning application and submits the same to the Planning Commission to conduct a public hearing and act thereon pursuant to Section 9.G of the City's Zoning Ordinance (Ordinance No. 1060).

Dated this 4th day of October, 2021

Mayor

Attest:

City Clerk